

1. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ENGINEERS REPORT.
2. WRITTEN DIMENSIONS WILL TAKE PRIORITY OVER SCALED MEASUREMENTS. DIMENSIONS SHOULD BE VERIFIED ON SITE BY BUILDER OR CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
4. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH SA WORK AND SAFETY ACT, REGULATIONS AND CODES OF PRACTICE 2012.
5. ALL TIMBER WALL AND ROOFING MEMBERS TO COMPLY WITH THE NATIONAL TIMBER FRAMING CODE AS-1684.2
6. ALL WET AREAS TO COMPLY WITH BCA 3.8.1 AND AS3740-2010
7. IT WILL BE THE RESPONSIBILITY OF THE ROOFER TO ENSURE THAT THE WHOLE OF THE ROOF IS WATERTIGHT.
8. ALL FIXTURE AND APPLIANCES TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
9. ALL STORMWATER SHOULD COMPLY WITH AS- 3500.2 NATIONAL PLUMBING CODE. 90dia UPVC STORMWATER SYSTEM TO BE CONNECTED TO DOWNPIPES AND DISCHARGED AWAY FROM FOOTINGS.
10. ALL GLAZING TO COMPLY WITH AS1288 AND NCC PART 3.6.
11. DRAUGHT PROTECTION DEVICES TO BE FITTED TO EDGES OF EXTERNAL DOORS.
12. (S) SELF CONTAINED HARD WIRED SMOKE ALARM COMPLYING WITH AS3786 CONNECTED TO CONSUMER MAINS WITH BATTERY BACK UP. SMOKE ALARMS TO BE INTERCONNECTED COMPLYING WITH BCA 2014.
13. EFFLUENT TO DISCHARGE TO ON-SITE WASTEWATER SYSTEM IN ACCORDANCE WITH S.A. HEALTH COMMISSION & COUNCIL REQUIREMENTS. REFER TO ENGINEERS SPECIFICATIONS.
14. NO BRUSH FENCES ARE TO BE WITHIN 3m OF THE BUILDING WORKS.
15. ALL ELECTRICAL WORKS SHALL COMPLY WITH AS 3000. ELECTRICAL REQUIREMENTS & LAYOUT TO BE DISCUSSED & CONFIRMED ON SITE WITH OWNER
16. ALL EXPOSED STEELWORK, LINTELS ETC. SHALL BE HOT DIPPED GALVANISED. ALL BOLTS, NUTS AND WASHERS SHALL BE HOT DIPPED GALVANISED. ALL NAILS SHALL BE GALVANISED.

WIND SPEED AREA N2 33m/s

ROOFING: R4.1 INSULATION TO CEILING WITH DOUBLE SIDED REFLECTIVE FOIL OVER ROOF PURLINS
WALLS: R2.5 WALL BATTS INSULATION TO EXTERNAL WITH WEATHER BARRIER ON WALLS UNLESS NOTED OTHERWISE.
R2.0 INSULATION TO INTERNAL WALLS UNLESS NOTED OTHERWISE.

PROVIDE A TERMITE PROTECTION BARRIER TO AS3660.1 AND INSTALLED TO MANUFACTURER'S SPECIFICATIONS

ADDITION AND EXISTING DWELLING TO COMPLY WITH AS3959-2009 AND BAL TBA:

- ALL OPENING WINDOWS TO BE SCREENED EXTERNALLY WITH CORROSION RESISTANT BRONZE, STEEL OR ALUMINIUM SCREENS WITH MAXIMUM APERTURE OF 2mm.
- SHEET ROOFING TO BE LINED WITH SARKING WITH A FLAMMABILITY INDEX OF 5 OR LESS
- POSTS ARE TO BE ON STEEL STIRRUP BASES WITH 75mm MIN CLEARANCE TO GROUND OR TO HAVE 400MM HIGH FLASHING COVERING THE BASE OF THE POST OR BE FROM NON COMBUSTABLE MATERIAL.
- VENTS AND WEEP HOLES TO BE SCREENED WITH CORROSION RESISTANT BRONZE, STEEL OR ALUMINIUM SCREENS WITH MAXIMUM APERTURE OF 2mm.
- ALL EAVES TO BE CLOSED.
- ALL WINDOWS AND DOORS THAT ARE WITHIN 400mm OF THE GROUND OR A DECK SHALL HAVE GRADE A SAFETY GLASS OF BE FULLY SCREENED.
- SLIDING DOORS SHALL BE TIGHT FITTING IN FRAMES
- EXTERNAL DOORS TO BE NON COMBUSTABLE OR SOLID TIMBER 35mm MIN THICK OR COMPLIANT WITH BAL12.5
- DECKING TO HAVE 3mm GAPS AND IF ENCLOSED SHALL HAVE 6mm FIBRE CEMENT FITTED BEHIND CLADDING

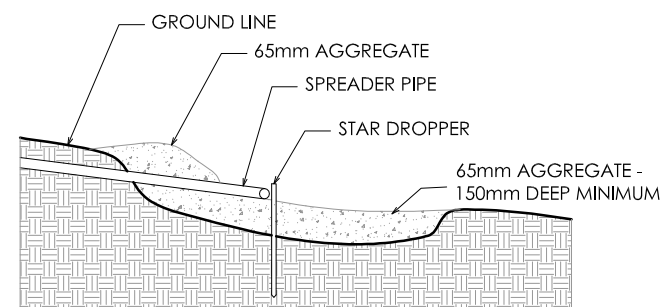
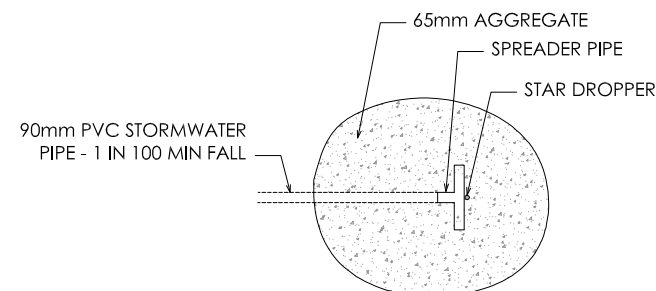
LIVING: 77m2
VERANDAS: 27m2
SHED: 27m2

○ DP(E)	EXISTING DOWNPIPE
● DP	DOWNPIPE
-----	90 DIA. PVC SEALED UNDERGROUND STORMWATER PIPE
xxx.xx	DENOTES DESIGN LEVELS

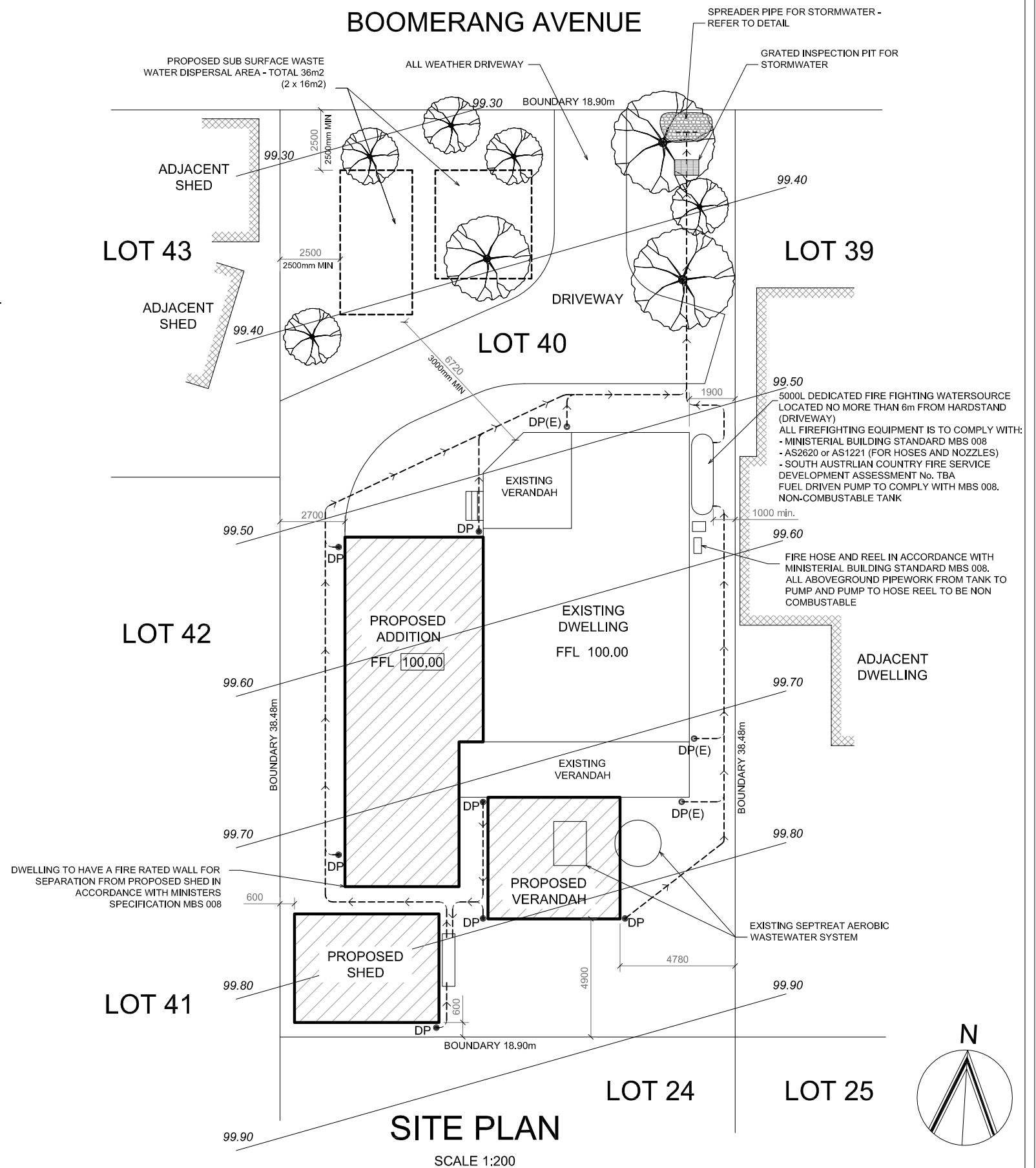
ALL FINISHED LEVELS TO BE CONFIRMED ON SITE BY
OWNER AND BUILDER



REFER TO CERTIFICATE OF TITLE FOR DETAILS
REGARDING BOUNDARY DIMENSIONS,
ENCUMBRANCES AND EASEMENTS.



SPREADER PIPE DETAIL



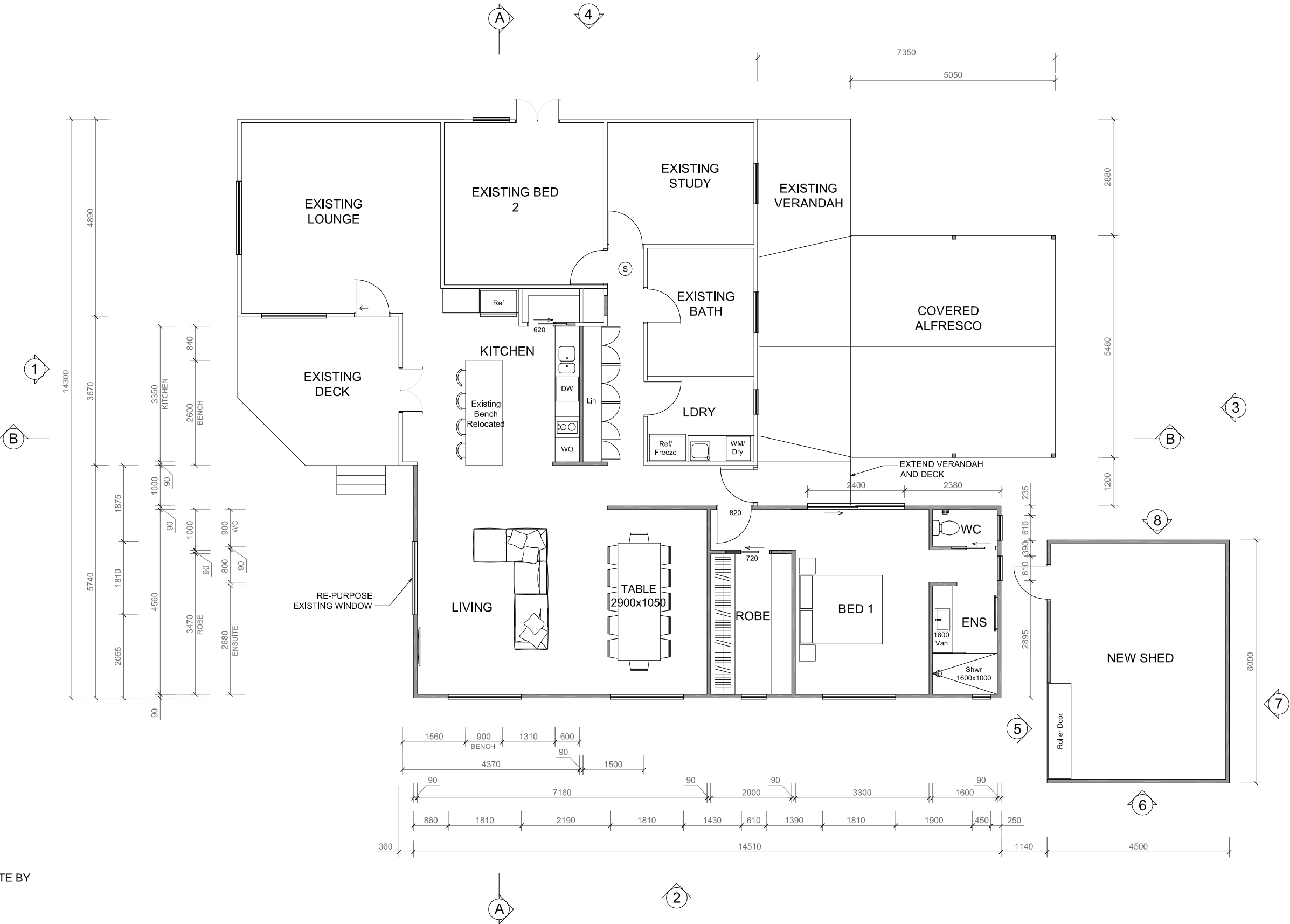
SHEET 1 OF 7

PROJECT: Addition to Existing Dwelling CLIENT: Annabel and Rory Fitzpatrick SITE ADDRESS: 10 Boomerang Ave ALDINGA BEACH SA 5173	SITE PLAN		Rev.	Remarks	Date	 10 WIGLEY DRIVE McLAREN VALE Mob: 0448 656 254 Email: stevelaytondesign@bigpond.com ABN: 40 248 246 245
			A	Issued for Planning Approval - Variation	21APR24	
	SCALE: 1:200 UNO					
	DRAWN BY: S.LAYTON					
	DATE: 21Apr2024					

CONSTRUCTION NOTES:

DURING CONSTRUCTION AND AT ALL TIMES THEREAFTER, STORMWATER GENERATED FROM THE DEVELOPMENT SHALL BE DIVERTED AWAY FROM ALL BUILDINGS, SHALL NOT POND AGAINST OR NEAR THE FOOTINGS, AND SHALL NOT BE DISCHARGED ONTO ADJOINING LAND.

DURING CONSTRUCTION EFFECTIVE MEASURES MUST BE IMPLIMENTED TO :
- PREVENT SILT RUN OFF FROM THE LAND TO ADJOINING PROPERTIES ROADS AND DRAINS.
- CONTROL DUST ARISING FROM THE CONSTRUCTION AND OTHER ACTIVITIES, SO AS NOT TO, IN THE OPINION OF COUNCIL, BE A NUISANCE TO RESIDENTS OR OCCUPIERS ON ADJACENT OR NEARBY LAND.
- ENSURE THAT SOIL OR MUD IS NOT TRANSFERRED ONTO THE ADJACENT ROADWORKS BY VEHICLES LEAVING THE SITE.
- ENSURE THAT ALL LITTER AND BUILDING WASTE IS CONTAINED ON THE SUBJECT SITE IN A SUITABLE COVERED BIN OR ENCLOSURE.
- ENSURE NO SOUND IS EMITTED FROM ANY DEVICE, PLANT OR EQUIPMENT OR FROM ANY SOURCE OR ACTIVITY TO BECOME AN UNREASONABLE NUISANCE, IN THE OPINION OF COUNCIL, TO THE OCCUPIERS OF ADJACENT LAND.



LEGEND/NOTES

xxx.xx DENOTES DESIGN LEVELS

ALL FINISHED LEVELS TO BE CONFIRMED ON SITE BY OWNER AND BUILDER

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CLIENT: Annabel and Rory Fitzpatrick
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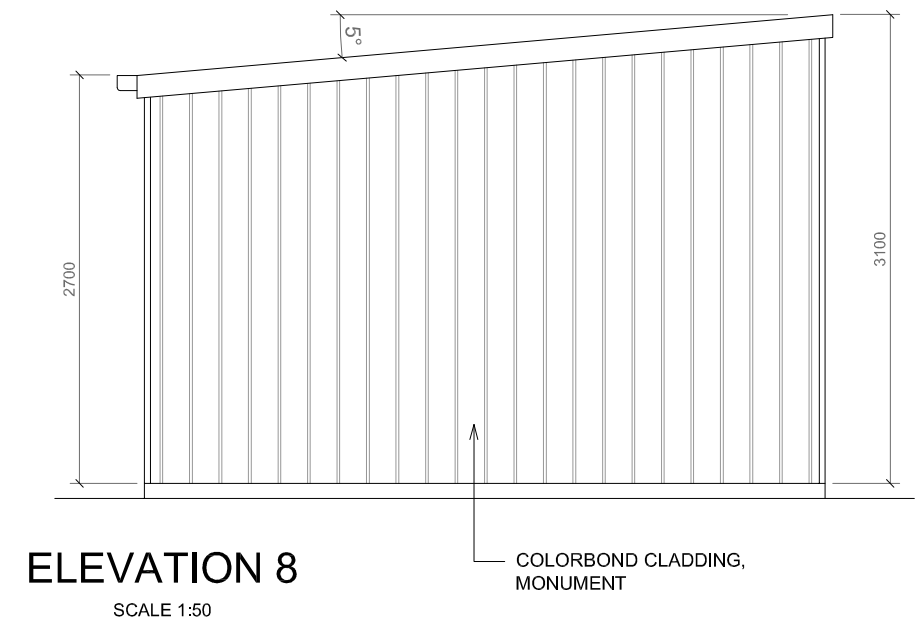
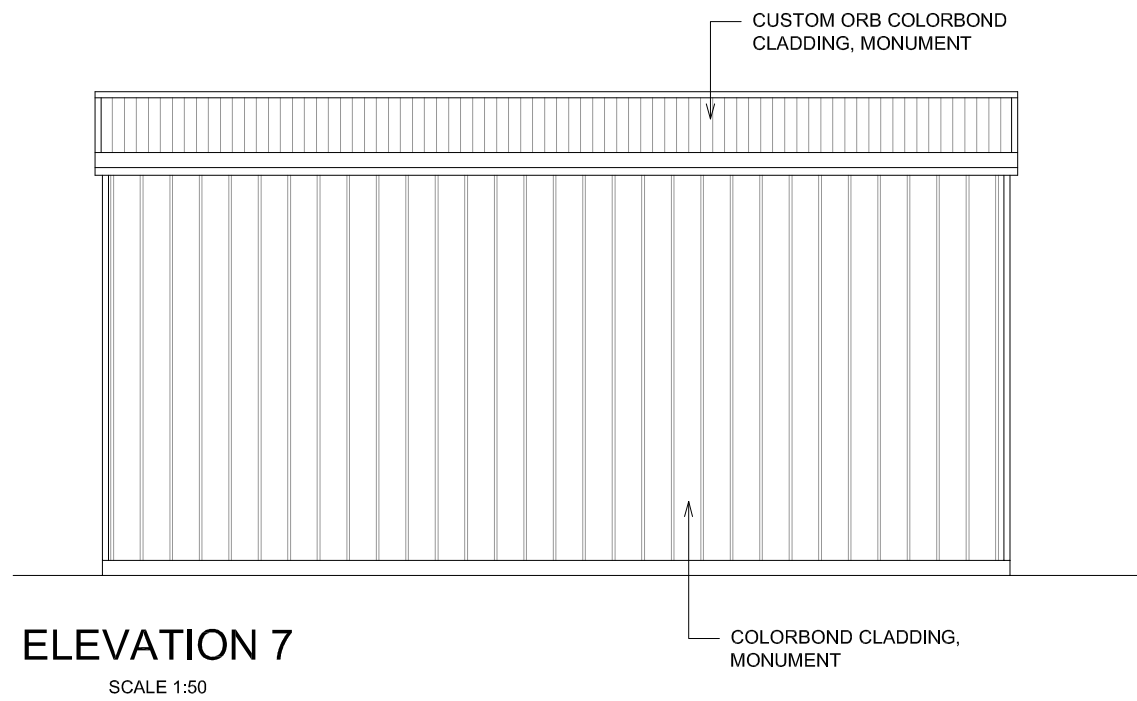
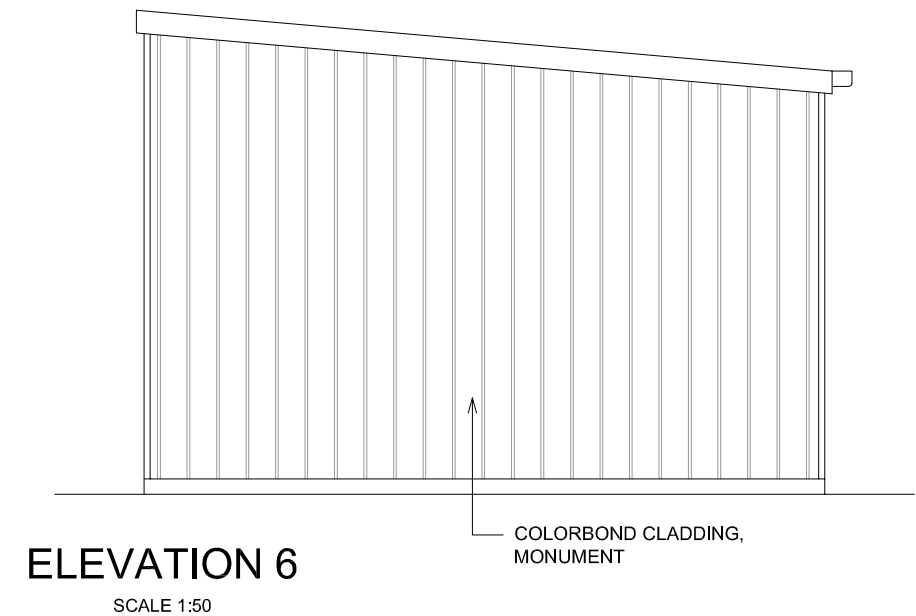
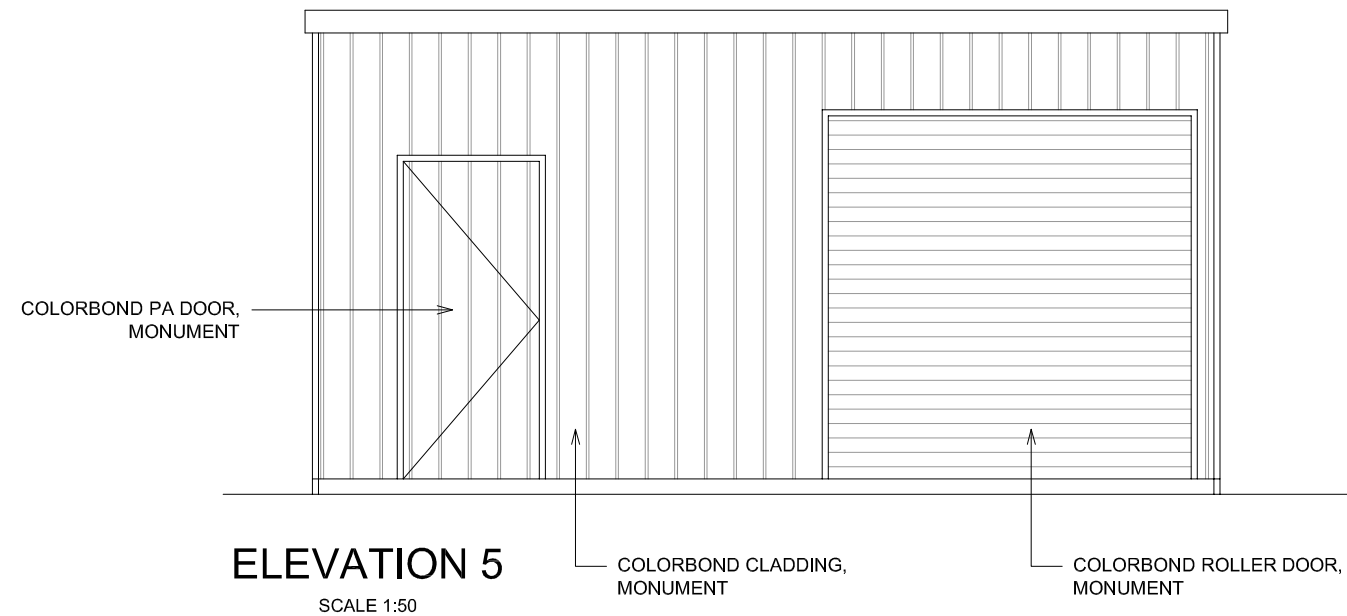
FLOOR PLAN

SCALE: 1:100 UNO
DRAWN BY: S.LAYTON
DATE: 21Apr2024

Rev.	Remarks	Date
A	Issued for Planning Approval - Variation	21APR24

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ABN: 40 248 246 245



PROJECT: Addition to Existing Dwelling
 CLIENT: Annabel and Rory Fitzpatrick
 SITE ADDRESS: 10 Boomerang Ave ALDINGA BEACH SA 5173

ELEVATIONS - SHED

SCALE: 1:50 UNO
 DRAWN BY: S.LAYTON
 DATE: 21Apr2024

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